

**TRANSFER  
TAX  
PAID**

**WARRANTY DEED**

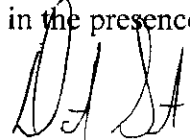
43-126-4  
# 14250

**KNOW ALL MEN BY THESE PRESENTS**, that **ATL HOLDINGS LLC**, a Florida limited liability company having an address c/o Capital Servicing, Inc., at 50 Portland Pier, Suite 400, Portland, Maine 04101, for consideration paid, **GRANT(S)** to **Anne Connors**, whose mailing address is 35 Matthews Avenue, Unit #4, Waterville, Maine 04901 with **WARRANTY COVENANTS**, that certain condominium unit situated in the City of Waterville, County of Kennebec and State of Maine, and more particularly described as follows:

See Schedule A attached hereto and incorporated herein by reference.

**WITNESS** its hand and seal this 16<sup>th</sup> day of December, 2004.

Signed, Sealed and Delivered  
in the presence of:

  
\_\_\_\_\_  
DANEL SISK

**ATL HOLDINGS, LLC**

By:   
\_\_\_\_\_  
Susan K. LaBrie, Manager


**STATE OF MAINE  
COUNTY OF CUMBERLAND**

December 16, 2004

Then personally appeared the above named Susan K. LaBrie, Manager of ATL Holdings LLC and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of the said limited liability company.

Before me,

SEAL

  
\_\_\_\_\_  
Notary Public/Attorney at Law  
Print Name:

@m2159

Nancy DesRoberts  
Notary Public, Maine  
My Commission Expires July 22, 2011

43-126-4

**SCHEDULE A**

That certain real estate located on Matthews Avenue in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Being Unit Number 4 described in the Averill Condominium Declaration dated December 19 1988 and recorded in the Kennebec County Registry of Deeds in Book 3480, Page 1, and as shown on the Plats and Plans recorded in said Registry of Deeds in File E-88308 through E-88314 as amended.

Together with all right, title and interest of Grantor in and to garage bay No. 1 as shown on the Plats and Plans and as further described in the Declaration. The Warranty Covenants contained herein do not apply to the garage bay as described above, and as such, no covenant of title is provided as to said garage bay by the Grantor herein.

Together with any and all of Grantors interest in the common elements and limited common elements and rights, easements, privileges and appurtenances belonging to the Unit described above.

Meaning and intending to hereby convey a portion of the same premises as conveyed to Grantor by Warranty Deed of Averill Associates, LLC dated September 22, 2004 and recorded in the Kennebec County Registry of Deeds, Book 8132, Page 263, and by Warranty Deed of J. Kevin McQuinn dated September 22, 2004 and recorded in said Registry of Deeds, Book 8132, Page 261.

DM-1004

Received Kennebec SS.  
12/29/2004 8:10AM  
# Pages 2 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS